

A RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF FAIR LAWN, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, RECOMMENDING BLOCK 3726 LOTS 2, 3, 5, 5.01, and 6, LOCATED AT FAIR LAWN AVENUE AND PLAZA ROAD, ("THE STUDY AREA") FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT, AND MORE SPECIFICALLY, A CONDEMNATION REDEVELOPMENT AREA

WHEREAS, by Resolution #356-18 dated October 16, 2018, a copy of which is incorporated and made a part hereof by reference and pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Borough Council of the Borough of Fair Lawn directed the Planning Board of the Borough of Fair Lawn to conduct a preliminary investigation analysis and public hearing to determine whether all or part of the area ("the Study Area" or alternatively, the "Property"), known and designated on the Tax Map of the Borough of Fair Lawn as Block 3726, Lots 2, 3, 5.01, 5, 6, located at Northwestern Corner of Fair Lawn Avenue and Plaza Road, and known as the "Study Area", within the municipality, is an "Area In Need of Redevelopment", and/or more specifically, a "Condemnation Redevelopment Area" pursuant to the criteria contained in N.J.S.A. 40A:12A-6; and

WHEREAS, as required by N.J.S.A. 40A:12A-5, N.J.S.A. 40A:12A-6; and N.J.S.A. 40A:12A-14, as a part of the preliminary investigation of the physical and economic conditions of the Study Area, the firm of CME Associates, consulting & municipal Engineers, prepared and submitted a report to the Planning Board entitled "Report Concerning the Determination of the Fair Lawn Avenue and Plaza Road Study Area as an Area in Need of Redevelopment and more specifically, as a Condemnation Redevelopment Area" ("the Report"), dated February 20, 2019; and

WHEREAS, the Board admitted into evidence the following documents and exhibits:

A-1-Notice of the Hearing published consistent with statute;

A-2-Report Concerning the Determination of the Fair Lawn Avenue & Plaza Road Study Area as an *Area in Need of Redevelopment* and more specifically as a *Condemnation Redevelopment Area*, dated February 20, 2019, and prepared by Maryann Bucci-Carter, PP, AICP, and consisting of 51 pages;

A-3-Site photos taken by Maryann Bucci-Carter, PP, AICP, on June 20, 2019, all submitted on behalf of the Board.

O-1-Letter to Mayor Kurt Peluso from James M. Turtletaub, Esq., dated March 8, 2019 requesting an adjournment of the March 11 Area in Need hearing and requesting additional private negotiation;

O-2-Statement of Robert Piccoli, owner of the Railyard Tavern, a tenant of the Study Area shopping center;

O-3-Report of Peter G. Steck, PP, contradicting the findings of A-2, and consisting of 17 pages plus exhibits.

WHEREAS, the Planning Board, acting in its fact finding capacity to make recommendations to the Mayor and Council of the Borough of Fair Lawn, held a public hearing, on notice, on March 11, 2019, adjourned and continued on July 15, 2019, both at 7:30 pm and considered the Report and the sworn testimony of Maryann Bucci-Carter, PP, who offered the opinion that the Study Area qualified on multiple criteria as an area in need of redevelopment. At said hearing, the Board made the following findings of fact:

1. That all of the recitals hereinabove set forth are incorporated by reference. That all of the exhibits and documents relevant hereto are herein incorporated by reference or as attachments hereto.
2. The Study area consists of five (5) tax parcels identified as Block 3726 Lots 2, 3, 5, 5.01, and 6, located at the intersection of Fair Lawn Avenue and Plaza Road, Borough of Fair Lawn, NJ. Lots 2, 3, and 5.01 encompassing 2.34 acres, Lot 5 encompassing 0.11 acres, and Lot 6 encompassing 0.08 acres. It is located at the Northwestern corner of Fair Lawn Avenue and Plaza Road, and East of New Jersey Transit's Main/Bergen/Port Jervis Line.
3. It is unknown when the existing shopping center was built, but historic aerials indicate that the retail facility existed as early as 1953. Currently, the site is primarily occupied by an L-shaped shopping center. Although the shopping center clearly exhibits signs of distress and many vacancies, it has several tenants. The site also contains a remote building which has drive through lane within the parking lot, distanced from the main shopping center building, along the vacant land adjacent to the New Jersey Transit Commuter Railroad. Some of the retail spaces are occupied with tenants; however, there are obvious vacancies within the centers limited leaseable floor space. The following information is a listing of the shopping center's tenants that appeared open or at least partially functioning at the time of the site visit:

- Bernrap's Plaza Jewelers
- Chase Bank
- Dollar Tree
- Englishman Clothing Custom Tailors
- Kitchen & Bath Warehouse
- Mei Sushi
- Railyard Tavern
- Vlad's Hair Studio
- Wells Fargo

The shopping center is primarily surrounded by off-street parking. There is a small parking lot with one-way access that is located in front of the businesses that have frontage along Fair

Lawn Avenue. However, the shopping center's parking lot is mainly located in the rear and side of the main building. There is also on-street parking adjacent to the site along Plaza Road. The site's parking lots consist of angled parking spaces. The primary parking lot has limited landscaping and lighting. There are unprotected light and telephone poles, the loading area is non-compliant, and the storm water management system is outdated and deficient.

4. During the study and analysis of the Study Area, the New Jersey Department of Environmental Protection's NJ-GeoWeb mapping tool was utilized to identify any environmental or other important considerations with regard to the Study Area. The Study Area was reviewed for any wetlands, known contaminated sites, natural heritage sites, open space designations, threatened or endangered species, and other environmental concerns. Currently, the Study Area does not have any environmental constraints, as described earlier, it is almost completely covered by asphalt and structures.
5. The surrounding properties consist of commercial service businesses including a gas station, eateries, banks, and small retail establishments. Properties on the other three corners have experienced new business investments and significant site and building improvements. They are newly improved and well maintained. They also include improvements that address safe and protected pedestrian access and other health and safety improvements, such as adequate lighting, parking, loading, and sanitary refuse containers.
6. The Radburn Shopping Center, which is located diagonally across from the Study Area, has recently added new tenants to further enhance the shopping options within the plaza. The Fair Lawn Avenue and Plaza Road intersection also has undergone significant improvements to include upgraded handicapped accessible ramps and updated traffic signals to address pedestrian safety. The corners adjacent to the Study Area have received new lighting and landscaping which has helped to improve the intersection and add safety and vibrancy.
7. The Study Area is situated within the B-3 Business zoning district that extends east of the site towards the Radburn Building and west towards the New Jersey Transit Commuter Railroad line situated along the northern side of Fair Lawn Ave. The entirety of the Study Area is within the B- 3 Business zoning district. The full extent of the zoning area is represented in Appendix C: The Surrounding Zoning Map. This commercial zone is one of many zoning districts that exist along the Borough's Fair Lawn Avenue corridor. The Study Area is affected by the Borough of Fair Lawn Zoning Ordinance for uses permitted and restricted in the B-3 Zone as referenced in the Study at pages 6 and 7, continuing onto page 8.
8. Most relevant of the existing condition as they pertain to Zoning is that the existing shopping center building is non-conforming and represents a design that is inconsistent with current zoning standards. The table entitled Bulk Standards for the B-3 Zone as referenced on page 8

of the Study summarizes the bulk standard requirements. According to the specific zoning district's bulk requirements identified in the referenced table, the site plan design of the shopping center is inconsistent with the current zoning standards. This inconsistency is demonstrated by the shopping centers inability to meet the zoning district's minimum front yard setback and the maximum impervious coverage for a majority of the Study Area.

9. The Study Area has excellent access to roadway networks and also has excellent mass transit access. It is situated adjacent to the Radburn Train Station, immediately adjacent to the NJ Transit Radburn train station platform. The Radburn Train Station serves as a stop along New Jersey Transit's Main/Bergen/Port Jervis Line. In addition, the Study Area is also serviced by two nearby bus routes providing service between New York City (Midtown) and Midland Park, NJ and between New York City (George Washington Bus Station) and Paterson.
10. The Parcels on Site 1: Block 3726, Lots 2, 3, 5.01, contain the two main shopping center buildings, these being the mid-sized commercial box containing the Dollar Tree tenant and the attached rectangular shaped commercial strip center building with commercial spaces broken up into an "L" configuration. These lots also contain the Chase Bank building. The drive thru lane for the bank is located on Lot 6 and has not been consolidated with the above Shopping Center lots. Lot 2 and Lot 5.01 contain the shopping center driveway connecting into Plaza Road; however, only part of the width is wholly within these lots. The Plaza Road entrance portion of this driveway is located on Lot 5 and again, this lot has not been consolidated with the above shopping center lots.
11. As stated above, Lot 2, Lot 3 and Lot 5.01 include the main shopping center buildings. They also contain the majority of the Study Area's parking lot. The shopping center is only partially occupied with tenants; however, the photographs also depict the commercial center's vacancies. The site appears to be in poor condition. Current site conditions indicate that the shopping center exhibits signs of dilapidation and neglect. Signs of deterioration and lack of maintenance are also readily visible from the adjoining streets and parking areas.
12. Conditions of the building are represented in the photographs of the site. A detailed assessment of the exterior facade along the building's street frontage reveals that the building on the corner of Fair Lawn Avenue and Plaza Road contains visible damage. The awnings and soffits are warped, rusted, and damaged in various places. The center's tenant signage frames along the roof line also display significant signs of rot and deterioration. Many are open to the elements, unlighted and have broken boxes and frames. There is visible peeling paint along the building's roof line. The front façades are patched with various materials and several façade surfaces contain peeling paint and unsealed openings between materials leaving the frames susceptible to decay from exposure to the elements. This building is in very poor condition. The adjacent mid-sized commercial box building, housing the Dollar

Tree tenant, fronting on Fair Lawn Avenue appears newer but in need of maintenance. A crumbling stone base can be observed along its western façade. It also lacks proper loading access and trash storage. It appears that bollards have been installed randomly along the sides and rear of the building in an attempt to protect it from vehicle damage, however, the bollards look to be damaged and bent and not protecting the building or pedestrians around the building. Unscreened, possibly retrofitted utilities are visible at various locations on the roof. This building is in fair condition.

13. The site made up of these three lots is 100% impervious. Minimal modern drainage operations equipment and other storm water management devices were observed on site. Proper handling and treatment of storm water are an important component of a large surface parking lot to insure water quality of runoff is within acceptable environmental standards and that no puddling or pooling occurs that can endanger the users patronizing the site.
14. For the time frame between January 2013 and May 2018 the Fair Lawn Police department reports 152 responses for the address associated with the shopping center, specifically for; 21-01 Fair Lawn Avenue, 22-03 Fair Lawn Avenue, 22-11 Fair Lawn Avenue, and 22-23 Fair Lawn Avenue. The nature of the incidents vary and contain descriptions such as; theft, recovered stolen property, shoplifting, suspicion, animal complaint, criminal mischief, theft bicycle, missing property, wanted person, harassment, drunkenness, narcotic, false alarm, Sick and Cared, MVA Hit/Run, MVA w/prop damage, MVA Minor. Of these 152 responses, 43 involved Motor Vehicle Accidents (MVA) at the shopping center. The Fair Lawn Police specifically requested that the information published for the purposes of the Study remain vague for law enforcement confidentiality reasons.
15. Overall, the Study Area exhibits multiple conditions that meet the criteria necessary for designation as an area in need of redevelopment. The generality of the buildings are substandard and unsafe. They possess obsolete and dilapidated characteristics that are unsightly and conducive to unwholesome and unsafe conditions. The site layout of the buildings and parking also represent an obsolete layout that is unsafe caused by a combination of faulty arrangement, excessive land coverage, obsolescence and dilapidation of improvements, and lack of modern improvement and design for the facility. The center is characteristic of unsafe site design and unsightly building conditions. The Study Area's site design presents hazards for both motorists and pedestrians traversing through and around the site, and the building conditions negatively affect the public's welfare and the surrounding business community. This parcel meets criteria "A," "D," and "H" as an "area in need of redevelopment."
16. The Parcel on Site 2: Block 3726, Lot 5 consists of 0.11 acres. The parcel encompasses a portion of the Study Area's Plaza Road northern driveway, parking lot, and a small landscaped corner at the northeastern edge of property. The parcel is needed to provide vehicular access to and from the site along Plaza Road and its boundary falls somewhere

within the driveway width, making it a necessary component of the center, even though it is assessed separately.

17. The site appears to be in poor condition. The landscaping strip only consists of weathered mulch. The planting area also has deteriorated aging brush and a damaged broken tree. It also contains two degraded, non-maintained slanting handicapped parking signage and poles. The code compliance of the handicapped spaces they mark is in question. There are multiple potholes by the parking lot's entrance near Plaza Road. In addition, there is no stop sign for vehicles exiting the parking lot onto Plaza Road. Although the site's sidewalk along Plaza Road is handicapped accessible, there is no crosswalk within the parking lot's curb cut. Overall, the site's physical conditions exhibit signs of neglect and dilapidation and its access points exhibit safety issues for both motorists and pedestrians. This lot is an essential part of the shopping center and like the design of the balance of the parking lot, it too is characteristic of an unsafe site design and unsightly conditions. The lot design presents hazards for both motorists and pedestrians traversing through and around the site, and the obsolete and unmaintained conditions of this facility negatively affect the public's welfare and the surrounding business community. Therefore, for parking lot conditions, lot 5 also meets criteria "D" and "H" as an "an area in need of redevelopment."
18. The Parcel on Site 3: Block 3726, Lot 6 consists of 0.08 acres. The Chase Bank building is a one story residential styled brick structure located on the western edge of the Study Area along Fair Lawn Avenue and the New Jersey Transit Rail Line. Although the bank building is located on Lot 3, its drive-thru facilities appear to be connected to and associated with Lot 6. The bank shares the parking lot with the shopping center and is of an outdated design typical of the balance of the parking lot. The bank's dumpster is not shielded from bank patrons. Also, this portion of the parking lot contains an unusual sign that states, "No Parking without Owner's Permission." There is an unusually long and narrow, one-lane non-passable (inescapable) drive-thru lane along the western property line. It is separated from the parking lot by a dented and dilapidated guard rail with an exposed broken pipe sleeve at the entrance to the drive-thru lane. The other edge of this unusually long and narrow drive-thru lane is improved with an aging chain link fence separating it from the train line. The drive-thru lane is accessed through the poorly marked parking lot aisles of the larger center's parking lot.
19. As in other areas of the parking lot, the parking circulation lines and parking stall lines are much worn. Also, as in other locations within the parking lot area, the plaza does not have any stop signs at the center's exits along Fair Lawn Avenue. Currently, motorists are not obligated to observe pedestrians or other vehicles before proceeding into traffic along the thoroughfare. The site's sidewalks are not ADA compliant and there are no crosswalks within the curb cuts along Fair Lawn Avenue. Overall, the site raises safety concerns and exhibits dilapidation and obsolescence regarding its circulation and site design. The Study Area's site design presents hazards for both motorists and pedestrians traversing through and

around the site. Therefore, this site meets criteria “D,” and “H” as an “area in need of redevelopment.”

20. In order to declare an area in need of redevelopment, the governing body of the municipality must conclude, after investigation and public hearing, that within the delineated area at least one of the following conditions set out in this statute must exist (N.J.S.A. 40A:12A-1, et seq.):

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. Area in any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of

redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A:12A-1, et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to laws or regulation.

21. The Board, after hearing the analysis of the Study Area, has determined that the Report concludes that the Study Area, Block 3726, Lots 2, 3, 5, 5.01, and 6 meets the criteria to be an "Area in Need of Redevelopment" and more specifically as a "Condemnation Redevelopment Area". The property can be designated as being in need of redevelopment if at least one of the above criteria is met. The investigation shows, and the Board made findings of fact consistent therewith, that the condition of the Study Area meets at least (3) three of the requisite statutory criteria:

Subsection A of the redevelopment criteria speaks to the generality of buildings as substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. Two of the three buildings on this site meet these criteria. They exhibit building deterioration and lack of basic maintenance. The report provided photographs and details the unsanitary conditions that are unwholesome to the site's patrons, customers and employees. Therefore, the Study Area is found to meet the "A" Criteria.

Subsection D of the redevelopment criteria speaks to areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Sites 1, 2, and 3 exhibit dilapidation, excessive land coverage and an obsolete layout. Moreover, the characteristics are detrimental to the safety and welfare of the community.

The sites lack basic modern vehicular and pedestrian safety improvements such as crosswalks in areas along Fair Lawn Avenue and Plaza Road. It lacks stop signs to require motorists to stop before proceeding into traffic along Fair Lawn Avenue and Plaza Road. Pedestrian walkway

areas that do not exhibit any separation from the vehicles within the parking lot either through a grade change safely designed and installed bollards, or wheel stops. The Study Area has limited lighting within the shopping center's rear parking lot. The sites prominently feature signs of deterioration within the primary parking lot. The retail facility's rear parking lot has multiple potholes and damaged asphalt. The site almost entirely consists of impervious lot coverage that is damaged and not maintained. Therefore, the Study Area is found to meet the "D" Criteria as a result of the site's unsafe design and dilapidation, excessive land coverage, and an obsolete layout.

Subsection H speaks to the "Smart Growth" principles of New Jersey. Since this site is not a Greenfield and it already has access to municipal services, including access to a well-developed network of urban infrastructure systems such as water and sewer, commuter rail, utility connections, and streets, this site is suitable for infill and or redevelopment. Redevelopment reduces the strain placed on municipal services in comparison to new development that requires new infrastructure. In addition, declaring the Study Area in need of redevelopment would advance the site's Planning Area 1 designation's themes. Consequently, the entire Study Area meets these criteria.

22. A large majority of the Study Area is clearly in a deteriorated condition and in need of maintenance and reinvestment. It is important to note that for the buildings and components of the center that can be considered in fair or good condition, relative to the others is very poor condition, the statute has accounted for this occurrence and has included language that states:

"...land, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

23. The report details the Study Area's display of growing decay, deterioration, and vacancy. It described how the site has become adverse to the community's safety, health, morals, and welfare. The site presents an opportunity to apply Smart Growth planning principles to accommodate new development on the site and to create additional economic development prospects for the Borough of Fair Lawn. Therefore, the Borough Planning staff and CME Associates recommend that the Fair Lawn Avenue and Plaza Road Study Area be determined as an "Area in Need of Redevelopment" and more specifically as a "Condemnation Redevelopment Area;" as it qualifies for such a determination under Subsections A, D, H and Section 3 of N.J.S.A. 40A:12A-5; and

WHEREAS. The Owner of the Study Area, Plaza Road Shopping Center LLC, appeared through counsel, James M. Turtletaub, Esq., of Carlin & Ward, P.C., 136 South Street, Morristown, New Jersey, and presented the sworn testimony of Peter G. Steck, PP, 80 Maplewood Avenue, Maplewood, New Jersey, who submitted a report critical of the Study by CME Associates, and disputed that any of the criteria asserted by the Board's Planner, Ms.

Bucci-Carter, applied to the Study Area, or if any did apply, the criteria were capable of being rectified or abated with cosmetic or aesthetic upgrades, and that the Study Area does not qualify as an area in need of redevelopment, addressing each of the criteria with his qualified, professional opinion, and offering the ultimate opinion that the Study Area did not qualify as an Area In Need of Redevelopment pursuant to N.J.S.A. 40A:12-5. The Board did not find Mr. Steck's testimony so persuasive as to overcome the findings of the Board Planner's report and testimony.

NOW, THEREFORE, BE IT RESOLVED THAT, based upon the testimony, and the exhibits, and the findings of fact set forth above, the Study Area has met the statutory criteria required to designated as an "Area in Need of Redevelopment" and more specifically as a "Condemnation Redevelopment Area." It qualifies for such a determination under subsections a, d., and h. of N.J.S.A. 40A:12A-5; and

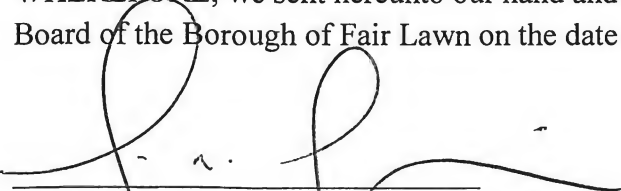
BE IT FURTHER RESOLVED that the Planning Board of the Borough of Fair Lawn hereby finds that the Property, to wit, Block 3726, Lots 2, 3, 5,5.01 and 6 located at Fair Lawn Avenue and Plaza Road, Fair Lawn, NJ, and recommends to the Fair Lawn Mayor and Council to designate the Study Area as "an area in need of redevelopment", and more specifically, as a Condemnation Redevelopment Area, as provided in N.J.S.A. 40A:12A-5 (a), (d) and (h); and

BE IT FURTHER RESOLVED, that the Board Secretary shall forthwith transmit a copy of this resolution to the Borough Clerk, the Commissioner of Community Affairs, and the affected property owner, in accordance with N.J.S.A.40A:12A-6; and

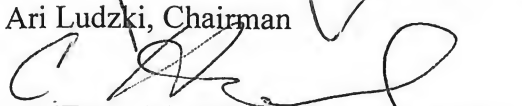
BE IT FURTHER RESOLVED, that within ten (10) days of the adoption of this resolution, the Borough Attorney shall serve a Notice of Determination to designate the Property as an area in need of redevelopment upon each person, if any, who filed a written objection thereto and supplied an address to which such notice can be sent, and any other party entitled to notice thereof by law.

This Resolution shall take effect immediately.

WHEREFORE, we sent hereunto our hand and seal to memorialize the action of the Planning Board of the Borough of Fair Lawn on the date set forth below.




Ari Ludzki, Chairman



Cathryn Hochkeppel, Board Secretary

I hereby certify this to be an accurate and true resolution as approved by the Planning Board of the Borough of Fair Lawn at a meeting held on August 12, 2019.



Cathryn Hochkeppel, Board Secretary

Motion by: SHANA COHEN

Second by: GRANT KING

Roll Call vote: Ayes: 6

Nays: 0

Abstentions: 0